

DOLBEN

December 6, 2004

Mr. Daniel Endyke
Princeton Properties
Princeton Corporate Centre
1115 Westford Street
Lowell, Massachusetts 01851

RE: Captain Parker Arms Apartments
125 Worthen Road
Lexington, Massachusetts

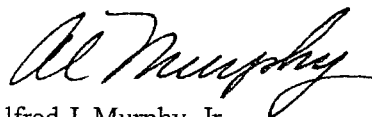
Dear Dan:

Enclosed please find the items you requested in your letter of November 29, 2004.

The 2005 budget is not included as it has yet to be approved. The property site plan was sent over from the property instead of the survey. Please let me know if you still need the survey and I'll have a copy made for you.

Very truly yours,

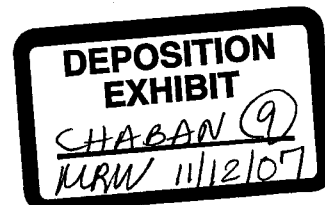
THE DOLBEN COMPANY, INC.
Managing Agents for
Captain Parker Arms Realty Trust



Alfred J. Murphy, Jr.
Vice President

AJM/arf

cc: Mr. Gary C. Crossen
Ms. Charlene Dorman
Mr. Todd Dorman
Mr. Thomas D. Beaton
Mr. Nicholas Schmalz



Database: DOLBEN
User ID: LLAWTON

Dolben Rent Roll
DOLBEN
Captain Parker Arms Realty Tru
12/04

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Date: 12/1/2004
Time: 04:31 PM

Unit ID	Sq. Ft.	Market Rent	Contract Rent	Cur Month Concession	Current Resident	Lease Start	Lease Expire
1-1	750	1,475.00	1,320.00	0.00	Avakian, Jeffrey	03/01/2004	03/30/2005
11-11	750	1,425.00	1,425.00	0.00	Vacant Available		
11-12	750	1,425.00	1,400.00	0.00	Coyne, Roselyn	05/28/2004	05/31/2005
11-14	750	1,425.00	1,400.00	0.00	Gianoulis, John	05/14/2004	05/31/2005
11-15	750	1,425.00	1,475.00	0.00	Snavelly, Frances	11/19/2004	02/28/2005
11-21	750	1,425.00	1,425.00	0.00	Tyndall, Sara	09/01/2004	08/31/2005
11-22	750	1,425.00	1,345.00	0.00	Dorman, Charlene	04/01/2004	04/27/2005
11-23	750	1,425.00	1,425.00	0.00	Chiasson, Edward	09/17/2004	09/18/2005
11-24	750	1,425.00	1,250.00	0.00	Murray, Robert	03/01/2004	03/30/2005
15-15	750	1,475.00	1,475.00	-1,475.00	Ding, James	12/01/2004	11/30/2005
17-11	1,000	1,750.00	1,750.00	0.00	Vacant Available		
17-12	1,000	1,750.00	1,430.00	0.00	Rothstein, Janet	06/01/2004	05/31/2005
17-14	1,000	1,750.00	1,750.00	0.00	Gerlovin, Ellen	06/30/2004	06/29/2005
17-15	1,000	1,750.00	1,750.00	0.00	Park, Doo Cheol	03/23/2004	08/03/2005
17-21	1,000	1,750.00	1,695.00	0.00	Grillo, Robert	01/15/2004	01/31/2005
17-22	1,000	1,750.00	1,750.00	0.00	Vacant Rented		
17-23	1,000	1,750.00	1,750.00	0.00	Tenneti, Kaladhar	08/01/2004	07/28/2005
17-24	1,000	1,750.00	1,750.00	0.00	Yip, Michael	09/01/2004	08/31/2005
19-19	750	1,475.00	1,475.00	0.00	O'Mahony, Dylan	09/27/2004	09/26/2005
20-11	1,325	2,250.00	1,915.00	0.00	Dermmer, Valentia	08/01/2004	07/28/2005
20-12	1,325	2,250.00	2,250.00	0.00	Davuluri, Ravikrishn	07/14/2004	07/31/2005
20-21	1,325	2,250.00	2,000.00	0.00	Hartzell, Richard	04/01/2004	04/27/2005
20-22	1,325	2,250.00	2,145.00	0.00	Oh, Sukyoung C	05/01/2004	04/27/2005
21-11	750	1,425.00	1,335.00	0.00	Nealon, Sharon	07/01/2004	06/29/2005
21-12	750	1,425.00	1,400.00	0.00	Buck, Shirley	05/14/2004	05/31/2005
21-14	750	1,425.00	1,425.00	0.00	Smith, Natalie	07/30/2004	07/27/2005
21-15	750	1,425.00	1,400.00	0.00	Flynn, Raymond J.	08/01/2004	07/28/2005
21-21	750	1,425.00	1,238.00	0.00	West, Maureen	10/01/2004	09/30/2005
21-22	750	1,425.00	1,375.00	0.00	Wilson, Annette	04/01/2004	04/27/2005
21-23	750	1,425.00	1,335.00	0.00	Volante, Elena M.	05/01/2004	04/27/2005
21-24	750	1,425.00	1,400.00	0.00	Harrington, Jacqueline	08/01/2004	07/28/2005
23-23	750	1,475.00	1,330.00	0.00	Russell, Meredith	04/01/2004	04/27/2005
25-11	1,000	1,750.00	1,695.00	0.00	Wong, Suk	05/01/2004	04/27/2005
25-12	750	1,425.00	1,345.00	0.00	Harlow, Edith	01/01/2004	12/31/2004
25-21	1,000	1,750.00	1,750.00	0.00	Wasson, Alfred	06/30/2004	06/29/2005
25-22	750	1,425.00	1,320.00	0.00	Cleaves, Burton A.	10/01/2004	09/30/2005
27-11	750	1,425.00	1,425.00	0.00	Oye, Rose	11/10/2004	11/09/2005
27-12	1,000	1,750.00	1,800.00	0.00	Hong, Keehyun	12/01/2004	12/31/2004
27-21	750	1,425.00	1,345.00	0.00	Green, Rosemary	02/13/2004	02/27/2005
27-22	1,000	1,750.00	1,750.00	0.00	Vacant Available		
29-29	750	1,475.00	1,370.00	0.00	Dipaola, Janice	10/01/2004	03/31/2005
3-11	1,090	1,850.00	1,510.00	0.00	Edwards, Harry P.	04/01/2004	04/27/2005
3-12	1,090	1,850.00	1,525.00	0.00	Mayer, Dr. Sylvia	09/01/2004	08/31/2005
3-14	1,090	1,850.00	1,850.00	0.00	Saxena, Sanjay	08/01/2004	07/28/2005
3-15	1,000	1,750.00	1,800.00	0.00	Kim, Sungwook	08/13/2004	06/13/2005
3-21	1,000	1,750.00	1,695.00	-141.00	Fornaro, Francis	01/31/2004	01/30/2005
3-22	1,090	1,850.00	1,850.00	0.00	Dai, Leo Yuan	08/31/2004	08/30/2005
3-23	1,000	1,750.00	1,800.00	0.00	Liu, Yolanda	12/30/2004	12/29/2004
3-24	1,090	1,850.00	1,850.00	0.00	Dagan, Keren	09/15/2004	09/14/2005
30-1	1,000	1,650.00	1,595.00	0.00	Fremont-Smith, Harriet	05/01/2004	04/27/2005
30-11	1,000	1,750.00	1,525.00	0.00	Brega, Evelyn T.	06/01/2004	05/31/2005
30-12	1,090	1,850.00	1,850.00	0.00	Power, John	08/01/2004	07/28/2005
30-14	1,090	1,850.00	1,513.00	0.00	Finkel, Jules	03/01/2004	03/30/2005
30-15	1,000	1,750.00	1,685.00	0.00	Brehm, Ardehna	10/01/2004	09/30/2005
30-2	1,000	1,650.00	1,335.00	0.00	Frost, Olive R.	10/01/2004	09/30/2005
30-21	1,000	1,750.00	1,560.00	0.00	Burns, Joseph	09/01/2004	08/31/2005
30-22	1,090	1,850.00	1,850.00	0.00	Luo, Huan	06/27/2004	06/26/2005
30-23	1,000	1,750.00	1,750.00	0.00	Dong, Hong	09/01/2004	08/31/2005

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Unit ID	Sq. Ft.	Market Rent	Contract Rent	Cur Month Concession	Current Resident	Lease Start	Lease Expire
30-24	1,090	1,850.00	1,850.00	0.00	Tucker, Eleanor	07/01/2004	12/29/2004
31-11	1,325	2,250.00	2,200.00	0.00	Defandorf, John	08/01/2004	07/28/2005
31-12	1,325	2,250.00	2,200.00	0.00	Corson, Joseph	07/01/2004	06/29/2005
31-21	1,325	2,250.00	1,925.00	0.00	Geer, Charles	10/01/2004	09/30/2005
31-22	1,325	2,250.00	2,145.00	0.00	Gong, Haiyan	12/15/2003	12/31/2004
5-5	750	1,475.00	1,425.00	0.00	Sullivan, John	05/01/2004	04/27/2005
7-1	750	1,375.00	1,375.00	-1,375.00	Leasing Office,	03/01/2004	03/31/2005
7-11	750	1,425.00	1,400.00	0.00	Mayer, Camilla	08/01/2004	07/28/2005
7-12	750	1,425.00	1,400.00	0.00	O'Brien, Mary	07/01/2004	06/29/2005
7-14	750	1,425.00	1,210.00	0.00	Lynah, Ellen	05/01/2004	04/27/2005
7-15	750	1,425.00	1,345.00	0.00	Short, Lucy	01/15/2004	01/31/2005
7-2	750	1,375.00	1,375.00	0.00	Vacant Available		
7-21	750	1,425.00	1,298.00	0.00	Brown, Berneice	03/01/2004	03/30/2005
7-22	750	1,425.00	1,400.00	0.00	Lee, Yueh Chen	03/01/2004	03/30/2005
7-23	750	1,425.00	1,400.00	0.00	Sudduth, Andrew	03/31/2004	03/30/2005
7-24	750	1,425.00	1,270.00	0.00	Merrill, Mary	05/01/2004	04/27/2005
8-1	1,000	1,650.00	1,595.00	0.00	Bharadwaj, Ranganath	12/30/2003	12/31/2004
8-11	1,090	1,850.00	1,850.00	0.00	Patel, Punit M.	06/01/2004	06/29/2005
8-12	1,000	1,750.00	1,540.00	0.00	Kelly, Helen M.	05/01/2004	04/27/2005
8-14	1,000	1,750.00	1,485.00	0.00	Parise, Anthony	09/01/2004	08/31/2005
8-15	1,090	1,850.00	1,850.00	0.00	Jufang Shi, Shirley	09/01/2004	08/31/2005
8-2	1,000	1,650.00	1,595.00	-133.00	Afzal, Golam	01/31/2004	05/31/2005
8-21	1,090	1,850.00	1,900.00	0.00	Reddy, Ram	10/01/2004	03/31/2005
8-22	1,000	1,750.00	1,750.00	0.00	Vacant Available		
8-23	1,090	1,850.00	1,575.00	0.00	Zanarini, Gene	09/01/2004	08/31/2005
8-24	1,000	1,750.00	1,750.00	0.00	Carrez, Frederic	04/28/2004	04/27/2005
9-1	1,000	1,650.00	1,570.00	0.00	Srour, David	03/01/2004	03/30/2005
9-11	1,000	1,750.00	1,800.00	0.00	Fang, Qing	11/01/2004	10/31/2004
9-12	1,000	1,750.00	1,430.00	0.00	Curtis, Helen M.	03/01/2004	04/27/2005
9-14	1,000	1,750.00	1,550.00	0.00	Hagerty, Martin	08/01/2004	07/28/2005
9-15	1,000	1,750.00	1,750.00	0.00	Na, Hye Sook	06/25/2004	06/29/2005
9-2	1,000	1,650.00	1,595.00	0.00	Anai, Koji	01/31/2004	01/30/2005
9-21	1,000	1,750.00	1,695.00	0.00	Park, Hong Woo	07/13/2004	06/29/2005
9-22	1,000	1,750.00	1,570.00	0.00	Wahlstrom, Per Olov	05/01/2004	04/27/2005
9-23	1,000	1,750.00	1,550.00	0.00	Cheng, ShingMing	09/01/2004	08/31/2005
9-24	1,000	1,750.00	1,750.00	0.00	Yu, Shou-Pin	08/01/2004	07/28/2005
TOTALS:		157,700.00	150,299.00	-3,124.00			

5 YEAR CAPITAL PLAN SUMMARY							
Property	Captain Parker Arms		Year Built		Unit Mix		
City	Lexington				0 BR		
State	MA		No. of Bldgs.	12	1 BR		
			No. of Units	94	2 BR		
Prepared by:	Jim Dormady		Story Height	2	2 BR TH		
Date:	August 9, 2004		Acres		3 BR		
Capital Improvements							
Administrative	\$ 5,700.00	\$ 5,700.00	\$ -	\$ -	\$ -	\$ -	-
Amenity & Site Features	\$ 10,227.00	\$ 5,000.00	\$ 2,575.00	\$ 2,652.00	\$ -	\$ -	-
Building Exteriors	\$ 2,700.00	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	-
Building Interiors	\$ 10,841.00	\$ 5,875.00	\$ 2,446.00	\$ 2,520.00	\$ -	\$ -	-
Mechanical, Electrical and Plumbing	\$ 79,650.00	\$ 79,650.00	\$ -	\$ -	\$ -	\$ -	-
Painting, Siding & Trim Carpentry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Site Structures	\$ 15,800.00	\$ 15,800.00	\$ -	\$ -	\$ -	\$ -	-
Site Work	\$ 88,111.00	\$ 19,925.00	\$ 15,450.00	\$ 17,671.00	\$ 16,391.00	\$ 18,674.00	
TOTALS	\$ 1,360,862.00	\$ 350,850.00	\$ 243,157.00	\$ 252,209.00	\$ 252,638.00	\$ 262,008.00	
TOTALS PER UNIT	\$ 14,477.26	\$ 3,732.45	\$ 2,586.78	\$ 2,683.07	\$ 2,687.32	\$ 2,787.32	

5 Year Capital Expenditures							
Property	Captain Parker Arms						
City							
State							
	MA	No. of Bldgs.	12	Total Cost	Age Now	Average Life	
		No. of Units	94	\$0.00			
		Story Height	2	\$0.00			
		Acres		\$0.00			
Prepared by:	Jim Donnelly						
Date:	August 9, 2004						
	Bold Items View Disc	Future Replacement Costs (Inflation of Replacement Costs=3%)					
ITEM	Notes	Quantity of Item (unit)	Cost per item	Total Cost	Age Now	Average Life	TOTAL COMMENTS
2005	Age of Property In Years						
100 Administrative							
101 Furnishings							\$0.00
102 Golf Carts							\$0.00
103 Laundry Room Renovations	Paint and tile floors VCT	12	\$500.00	\$6,000.00			\$5,700.00
104 Maintenance Equipment							\$0.00
105 Model or Unit Renovations							\$0.00
106 Office Renovations or equipment							\$0.00
107 Storage							\$0.00
108							\$0.00
200 Amenity & Site Features							
201 Car Wash							\$0.00
202 Fitness Equipment							\$0.00
203 Handball, Racquetball or Basketball Courts							\$0.00
204 Playgrounds							\$0.00
205 Site Amenities, other	Install benches with paper base	2 areas	\$1,250.00	\$2,500.00			\$2,500.00
206 Storage Buildings or Areas	Increase tenant storage in basements	12 builds		\$7,500.00			\$7,727.00
207 Swimming Pools							\$0.00
208 Tennis Court							\$0.00
209 Volleyball							\$0.00
210 Sauna							\$0.00
300 Building Extérieurs							
301 Awnings							\$0.00
302 Balcony (Renov or Replacement)							\$0.00
303 Building Investigation							\$0.00
304 Chimney/Fireplaces							\$0.00
305 Doors	Repair/radial exterior non-opening doors	24		\$2,700.00			\$2,700.00
306 Foundation repairs							\$0.00
307 Gutters & Downspouts							\$0.00
308 Masonry							\$0.00
309 Patios & Terraces							\$0.00
310 Roofing, Flashing or Ventilation							\$0.00
311 Stair Repairs or Replacements							\$0.00
312 Structural Repairs							\$0.00
300 Building Exterior's							
313 Terrace treatment							\$0.00
314 Waterproofing (Caulking or Deck Coatings)							\$0.00
315 Windows							\$0.00
316							\$0.00
400 Building Interiors - Common Areas							
401 Access Systems or Entrances							\$0.00
402 Cabinets							\$0.00
403 Clubhouse Carpet							\$0.00
404 Door/Locks							\$0.00
405 Environmental							\$0.00
406 Excess Replacements							\$0.00
407 Fire Extinguishers							\$0.00
408 Fire Reradiation							\$0.00

ITEM	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Average Life	2005	2006	2007	2008	2009	TOTAL	COMMENTS
2005	Age of Property in Years												
409	Fire wall											\$0.00	
410	Flooring (common area)	12 builds			varies	5-7 yrs						\$0.00	
411	Insulation											\$0.00	
412	Interior repairs	1 ls	\$3,500.00	\$3,500.00			\$3,500.00					\$3,500.00	
413	Interior Walls common area	12 builds	\$9,600.00	\$9,600.00	varies		\$2,375.00	\$2,448.00	\$2,520.00			\$7,341.00	
414	Smoke Detectors											\$0.00	
415	Trash Chutes											\$0.00	
416												\$0.00	
500	Building Interiors - Apartment Units												
501	Unit Renovations	94	\$11,500.00	\$1,081,000			\$216,300.00	\$222,086.00	\$229,266.00	\$236,247.00	\$243,334.00	\$1,147,893.00	
502	Appliances											\$0.00	
503	Counlers											\$0.00	
504	Cabinets											\$0.00	
505	Linoleum											\$0.00	
506	Walls/Paint/Wall Covering											\$0.00	
600	Mechanical, Electrical and Plumbing												
601	Central Cooling System											\$0.00	
602	Central Domestic Boilers	1	\$12,500.00	\$12,500.00			\$12,500.00					\$12,500.00	
603	Central Heating Boilers											\$0.00	
604	Electrical											\$0.00	
605	Elevators											\$0.00	
606	Exterior Lighting (2 \$250 per light)	3 lights	\$300.00	\$900.00			\$800.00					\$900.00	
607	Fire Alarm Systems	1 ls	\$65,000.00	\$65,000.00			\$65,000.00					\$65,000.00	
608	Fire Sprinkler Systems											\$0.00	
609	HVAC (Individual Unit Systems)											\$0.00	
610	Interior Lighting (upgrades)											\$0.00	
611	Pumbing											\$0.00	
600	Mechanical, Electrical and Plumbing												
612	Ventilation Systems	5 rooms	\$250.00	\$1,250.00			\$1,250.00					\$1,250.00	Will increase ventilation and circulation for boilers
613	Cooling Towers											\$0.00	
700	Painting, Siding & Trim Carpentry												
701	Painting, Siding & Trim Carpentry											\$0.00	
702												\$0.00	
800	Site Structures												
801	Access gates and systems											\$0.00	
802	Building Construction (Permanent)	4	\$2,700.00	\$10,800.00			\$10,800.00					\$10,800.00	One not already included to satisfy neighboring homes
803	Garports or Garages (Construction or Permanent)											\$0.00	
804	Fence (Perimeter or Private)											\$0.00	
805	Mail Boxes											\$0.00	
806	Parking Garage repairs											\$0.00	
807	Relining Walls											\$0.00	
808	Trench Dumpsters or Compactors	1	\$5,000.00	\$5,000.00			\$5,000.00					\$5,000.00	
809												\$0.00	
900	Site Work												
901	ADA											\$0.00	
902	Drainage/Landscaping repairs	1 ls	\$2,400.00	\$2,400.00			\$2,400.00					\$2,400.00	Courtyard of buildings 3, 6, and 30
903	Irrigation Systems											\$0.00	
904	Landscaping	11 builds	\$15,000.00	\$165,000.00			\$15,000.00	\$15,450.00	\$15,914.00	\$16,361.00	\$16,883.00	\$76,638.00	
905	Paving (Asphalt or Concrete)											\$0.00	
906	Sealcoat											\$0.00	
907	Pond/Lake/Fountains (& equipment)	1 ls			n/a	5	pending					\$0.00	In need of immediate repairs
908	Skatewalk	100ft	\$5,250	\$525.00			\$525.00		\$557.00		\$591.00	\$1,673.00	Allowance needed to keep hazards repaired
909	Tree Trim/Removal	allow		\$2,000.00			\$2,000.00		\$1,200.00		\$1,200.00	\$4,400.00	Allowance with 1st year higher to get to par
910	Water/Wall Systems											\$0.00	

ITEM	Notes	Quantity of Item (unit)	Cost per Item	Total Cost	Age Now	Average Life	2005	2006	2007	2008	2009	TOTAL	COMMENTS
2005	Age of Property in Years												
911												\$0.00	
1000	TOTALS						\$350,850.00	\$243,157.00	\$252,209.00	\$252,038.00	\$292,008.00	\$1,360,882.00	
1001	TOTALS PER UNIT						\$3,732.45	\$2,588.78	\$2,683.07	\$2,687.84	\$2,787.32	\$14,477.28	
	Cash Flow Analysis												
	Beginning of Year Reserve Escrow Balance												
	Annual Contributions						\$350,850.00	\$243,157.00	\$252,209.00	\$252,038.00	\$292,008.00	\$1,360,882.00	
	Capital Budget/Annual Draws						-\$350,850.00	-\$243,157.00	-\$252,209.00	-\$252,038.00	-\$292,008.00	-\$1,360,882.00	
	Minimum Balance Required												

Database: DOLBEN
RMPROP: 0550

Aged Delinquencies
DOLBEN
Captain Parker Arms Realty Tru
Period: 12/04

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Date	Charge Code	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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0550-11-1-1 **Avakian, Jeffrey** Occupy: 11/15/2001 Vacate: Last Payment: 11/5/2004 1,320.00
Times Late:

RNT	Rent		1,303.90	1,303.90	0.00	0.00	0.00	0.00
Avakian, Jeffrey Total:			1,303.90	1,303.90	0.00	0.00	0.00	0.00

0550-11-12-2 **Coyne, Roselyn** Occupy: 5/28/2004 Vacate: Last Payment: 11/5/2004 1,400.00
(781) 454-9809 Times Late:

RNT	Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Coyne, Roselyn Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-11-14-2 **Gianoulis, John** Occupy: 5/14/2004 Vacate: Last Payment: 11/5/2004 1,400.00
(781) 860-0494 Times Late:

RNT	Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Gianoulis, John Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-11-22-1 **Dorman, Charlene** Occupy: 4/1/2003 Vacate: Last Payment: 11/5/2004 1,345.00
Times Late:

RNT	Rent		1,345.00	1,345.00	0.00	0.00	0.00	0.00
Dorman, Charlene Total:			1,345.00	1,345.00	0.00	0.00	0.00	0.00

0550-17-15-2 **Park, Doo Cheol** Occupy: 3/23/2004 Vacate: Last Payment: 11/5/2004 1,750.00
(781) 956-0409 Times Late:

RNT	Rent		1,750.00	1,750.00	0.00	0.00	0.00	0.00
Park, Doo Cheol Total:			1,750.00	1,750.00	0.00	0.00	0.00	0.00

0550-17-24-1 **Yip, Michael** Occupy: 8/15/2002 Vacate: Last Payment: 11/5/2004 1,750.00
(781) 652-0121 Times Late:

RNT	Rent		1,711.29	1,711.29	0.00	0.00	0.00	0.00
Yip, Michael Total:			1,711.29	1,711.29	0.00	0.00	0.00	0.00

0550-19-19-2 **O'Mahony, Dylan** Occupy: 9/5/2003 Vacate: Last Payment: 11/5/2004 1,493.61
(781) 274-9778 Times Late:

PTF	Pet Fee		35.00	35.00	0.00	0.00	0.00	0.00
RNT	Rent		1,475.00	1,475.00	0.00	0.00	0.00	0.00
O'Mahony, Dylan Total:			1,510.00	1,510.00	0.00	0.00	0.00	0.00

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0550-20-21-1 **Hartzell, Richard** Occupy: 4/1/1994 Vacate: Last Payment: 11/5/2004 2,000.00
Times Late:

RNT	Rent		2,000.00	2,000.00	0.00	0.00	0.00	0.00
Hartzell, Richard Total:			2,000.00	2,000.00	0.00	0.00	0.00	0.00

0550-20-22-1 **Oh, Sukyoung C** Occupy: 5/1/2003 Vacate: Last Payment: 11/5/2004 2,145.00
Times Late:

RNT	Rent		2,145.00	2,145.00	0.00	0.00	0.00	0.00
Oh, Sukyoung C Total:			2,145.00	2,145.00	0.00	0.00	0.00	0.00

0550-21-15-1 **Flynn, Raymond J.** Occupy: 7/31/2003 Vacate: Last Payment: 11/18/2004 100.00
Times Late:

RNT	Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Flynn, Raymond J. Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-21-22-1 **Wilson, Annette** Occupy: 3/15/2002 Vacate: Last Payment: 12/1/2004 50.00
Times Late:

RNT	Rent		1,325.00	1,325.00	0.00	0.00	0.00	0.00
Wilson, Annette Total:			1,325.00	1,325.00	0.00	0.00	0.00	0.00

0550-21-24-1 **Harrington, Jacqueline** Occupy: 7/31/2003 Vacate: Last Payment: 11/5/2004 1,400.00
Times Late:

RNT	Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Harrington, Jacqueline Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-25-21-2 **Wasson, Alfred** Occupy: 6/30/2004 Vacate: Last Payment: 11/5/2004 1,785.00
(781) 676-1901 Times Late:

PTF	Pet Fee		35.00	35.00	0.00	0.00	0.00	0.00
RNT	Rent		1,750.00	1,750.00	0.00	0.00	0.00	0.00
Wasson, Alfred Total:			1,785.00	1,785.00	0.00	0.00	0.00	0.00

0550-29-29-1 **Dipaola, Janice** Occupy: 10/1/1987 Vacate: Last Payment: 11/5/2004 1,361.72
Times Late:

RNT	Rent		1,320.00	1,320.00	0.00	0.00	0.00	0.00
STL	Short Term Lease Premium		50.00	50.00	0.00	0.00	0.00	0.00

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Dipaola, Janice Total:			1,370.00	1,370.00	0.00	0.00	0.00	0.00
0550-3-22-2	Dai, Leo Yuan (617) 277-2337	Occupy: 8/31/2004 Vacate:	Last Payment: 11/5/2004		1,850.00			
			Times Late:					
RNT	Rent		1,850.00	1,850.00	0.00	0.00	0.00	0.00
Dai, Leo Yuan Total:			1,850.00	1,850.00	0.00	0.00	0.00	0.00
0550-3-23-2	Liu, Yolanda (202) 352-6011	Occupy: 7/1/2004 Vacate: 12/29/2004	Last Payment: 11/5/2004		1,800.00			
			Times Late:					
RNT	Rent		1,750.00	1,750.00	0.00	0.00	0.00	0.00
STL	Short Term Lease Premium		50.00	50.00	0.00	0.00	0.00	0.00
Liu, Yolanda Total:			1,800.00	1,800.00	0.00	0.00	0.00	0.00
0550-3-24-2	Dagan, Keren (732) 227-7225	Occupy: 9/15/2004 Vacate:	Last Payment: 11/5/2004		1,850.00			
			Times Late:					
RNT	Rent		1,850.00	1,850.00	0.00	0.00	0.00	0.00
Dagan, Keren Total:			1,850.00	1,850.00	0.00	0.00	0.00	0.00
0550-30-15-1	Brehm, Ardehna	Occupy: 10/1/2000 Vacate:	Last Payment: 11/5/2004		1,654.52			
			Times Late:					
RNT	Rent		1,685.00	1,685.00	0.00	0.00	0.00	0.00
Brehm, Ardehna Total:			1,685.00	1,685.00	0.00	0.00	0.00	0.00
0550-30-24-1	Tucker, Eleanor	Occupy: 7/1/2001 Vacate: 12/29/2004	Last Payment: 12/1/2004		1,730.72			
			Times Late:					
RNT	Rent		119.28	119.28	0.00	0.00	0.00	0.00
Tucker, Eleanor Total:			119.28	119.28	0.00	0.00	0.00	0.00
0550-31-21-1	Geer, Charles	Occupy: 9/15/1995 Vacate:	Last Payment: 12/1/2004		37.05			
			Times Late:					
PPR	Prepaid Rent		50.00	0.00	0.00	0.00	0.00	50.00
RNT	Rent		1,860.37	1,860.37	0.00	0.00	0.00	0.00
Geer, Charles Total:			1,910.37	1,860.37	0.00	0.00	0.00	50.00
0550-31-22-2	Gong, Haiyan (781) 861-0041	Occupy: 12/15/2003 Vacate:	Last Payment: 11/5/2004		2,145.00			
			Times Late:					

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	RNT Rent		2,145.00	2,145.00	0.00	0.00	0.00	0.00
Gong, Haiyan Total:			2,145.00	2,145.00	0.00	0.00	0.00	0.00

0550-5-5-1	Sullivan, John	Occupy: 5/1/1998 Vacate:	Last Payment: 11/5/2004	1,425.00
			Times Late:	

	RNT Rent		1,425.00	1,425.00	0.00	0.00	0.00	0.00
Sullivan, John Total:			1,425.00	1,425.00	0.00	0.00	0.00	0.00

0550-7-11-1	Mayer, Camilla	Occupy: 8/1/2002 Vacate:	Last Payment: 11/5/2004	1,400.00
			Times Late:	

	RNT Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Mayer, Camilla Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-7-12-1	O'Brien, Mary	Occupy: 7/1/1998 Vacate:	Last Payment: 12/1/2004	2,800.00
			Times Late:	

	PPR Prepaid Rent		0.00	-1,400.00	-1,190.00	0.00	0.00	2,590.00
O'Brien, Mary Total:			0.00	-1,400.00	-1,190.00	0.00	0.00	2,590.00

0550-7-23-2	Sudduth, Andrew	Occupy: 3/31/2004 Vacate:	Last Payment: 11/5/2004	1,400.00
			Times Late:	

	RNT Rent		1,400.00	1,400.00	0.00	0.00	0.00	0.00
Sudduth, Andrew Total:			1,400.00	1,400.00	0.00	0.00	0.00	0.00

0550-7-24-1	Merrill, Mary	Occupy: 4/15/1994 Vacate:	Last Payment: 11/5/2004	1,270.00
			Times Late:	

	RNT Rent		1,270.00	1,270.00	0.00	0.00	0.00	0.00
Merrill, Mary Total:			1,270.00	1,270.00	0.00	0.00	0.00	0.00

0550-8-1-1	Bharadwaj, Ranganath (781) 274-0128	Occupy: 12/30/2003 Vacate: 12/31/2004	Last Payment: 11/5/2004	1,595.00
			Times Late:	

	RNT Rent		1,595.00	1,595.00	0.00	0.00	0.00	0.00
Bharadwaj, Ranganath Total:			1,595.00	1,595.00	0.00	0.00	0.00	0.00

0550-8-14-1	Parise, Anthony	Occupy: 9/1/1993 Vacate:	Last Payment: 11/5/2004	1,485.00
			Times Late:	

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	RNT Rent		1,464.30	1,464.30	0.00	0.00	0.00	0.00
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Parise, Anthony Total: 1,464.30 1,464.30 0.00 0.00 0.00 0.00

0550-8-15-1 Jufang Shi, Shirley Occupy: 8/15/2002 Vacate: Last Payment: 11/10/2004 1,850.00
Times Late:

	RNT Rent		1,850.00	1,850.00	0.00	0.00	0.00	0.00
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Jufang Shi, Shirley Total: 1,850.00 1,850.00 0.00 0.00 0.00 0.00

0550-8-23-1 Zanarini, Gene Occupy: 8/15/1985 Vacate: Last Payment: 11/5/2004 1,575.00
(781) 862-2861 Times Late:

	RNT Rent		1,575.00	1,575.00	0.00	0.00	0.00	0.00
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Zanarini, Gene Total: 1,575.00 1,575.00 0.00 0.00 0.00 0.00

0550-9-1-1 Srour, David Occupy: 12/15/2000 Vacate: Last Payment: 11/5/2004 1,570.00
Times Late:

	RNT Rent		1,570.00	1,570.00	0.00	0.00	0.00	0.00
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Srour, David Total: 1,570.00 1,570.00 0.00 0.00 0.00 0.00

0550-9-11-1 Fang, Qing Occupy: 7/15/2000 Vacate: 12/15/2004 Last Payment: 12/1/2004 0.50
Times Late:

MTM	Month to Month Fee	49.50	49.50	0.00	0.00	0.00	0.00
RNT	Rent	1,750.00	1,750.00	0.00	0.00	0.00	0.00

Fang, Qing Total: 1,799.50 1,799.50 0.00 0.00 0.00 0.00

0550-9-21-1 Park, Hong Woo Occupy: 2/1/2003 Vacate: Last Payment: 11/5/2004 1,695.00
Times Late:

	RNT Rent		1,695.00	1,695.00	0.00	0.00	0.00	0.00
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Park, Hong Woo Total: 1,695.00 1,695.00 0.00 0.00 0.00 0.00

0550-9-23-1 Cheng, ShingMing Occupy: 8/15/1994 Vacate: Last Payment: 11/5/2004 1,550.00
Times Late:

	RNT Rent		1,550.00	1,550.00	0.00	0.00	0.00	0.00
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Cheng, ShingMing Total: 1,550.00 1,550.00 0.00 0.00 0.00 0.00

0550-9-24-1 Yu, Shou-Pin Occupy: 8/1/2002 Vacate: Last Payment: 11/5/2004 1,750.00
Times Late:

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Date	Charge Code	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	RNT Rent		1,750.00	1,750.00	0.00	0.00	0.00	0.00
	Yu, Shou-Pin Total:		1,750.00	1,750.00	0.00	0.00	0.00	0.00
	MTM Month to Month Fee		49.50	49.50	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		50.00	-1,400.00	-1,190.00	0.00	0.00	2,640.00
	PTF Pet Fee		70.00	70.00	0.00	0.00	0.00	0.00
	RNT Rent		53,279.14	53,279.14	0.00	0.00	0.00	0.00
	STL Short Term Lease Premium		100.00	100.00	0.00	0.00	0.00	0.00
	RMPROP 0550 Total:		53,548.64	52,098.64	-1,190.00	0.00	0.00	2,640.00
	MTM Month to Month Fee		49.50	49.50	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		50.00	-1,400.00	-1,190.00	0.00	0.00	2,640.00
	PTF Pet Fee		70.00	70.00	0.00	0.00	0.00	0.00
	RNT Rent		53,279.14	53,279.14	0.00	0.00	0.00	0.00
	STL Short Term Lease Premium		100.00	100.00	0.00	0.00	0.00	0.00
	Grand Total:		53,548.64	52,098.64	-1,190.00	0.00	0.00	2,640.00

LEASE AGREEMENT

This Lease Agreement (the "Lease") made as of _____, by and between the
Captain Parker Arms Apartments, c/o Mr. Peter Tropeano
 Lessor ("Lessor"), located at 114 Waltham St., Lexington, MA and Mac-Gray Services, Inc., a Delaware
 corporation having its principal place of business at 22 Water Street, Cambridge, Massachusetts 02141, as lessee ("Lessee"). In consideration of the
 mutual covenants, duties and obligations set forth herein, Lessor and Lessee hereby agree as follows:

1. Lessor warrants and represents that Lessor is the owner, or the authorized agent of the owner, of a certain property located at _____
Captain Parker Arms Apartments, Lexington, MA the "Premises"). Lessor hereby leases to the Lessee
 that portion of the Premises, as set forth in the attached Schedule (the "Leased Premises"), for the purpose of installing, operating and maintaining on
 the Leased Premises the following pay per use laundry equipment: 11 washing machine(s) and 11 dryer(s) and related apparatus installed by the
 Lessee (the "Equipment"). During the Term as defined herein, Lessee shall also have the exclusive right to lease any additional laundry space which
 Lessor designates in the Premises, including without limitation, any expansion of the Leased Premises, upon the same terms and conditions as set forth
 in this Lease. SEE ADDENDUM

2. The term of this Lease (the "Original Term") shall be for a period of ten years beginning 2-1-98 or the date of installation of the
 Equipment, whichever is later (the "Commencement Date"). Notwithstanding the above, the period between the date of installation of the Equipment
 and the date on which the Premises reaches eighty percent occupancy shall be added to the end of the term for a newly built Premises. So long as the
 Lessor had not given less than one year's prior written notice, by certified mail, return receipt requested, to Lessee of its election not to extend the
 Original Term, Lessor and Lessee agree the Original Term shall be automatically extended for an additional ten years (each an "Extended Term") upon
 the same terms and conditions as herein contained. The Original Term and the Extended Term are herein collectively referred to as the Term.

3. Lessee agrees to pay Lessor as rent (the "Rent") from the income received from the Equipment, quarterly in arrears, an equal amount to:
Fifty percent (50%) of all income collected

less cost of smart cards, credit card fees, refunds on corrupted cards, telephone charges, all applicable fees and/or taxes, including but not limited to,
 sales, use, excise or real estate taxes payable by Lessee in connection with the use and possession of the Leased Premises and operation of the
 Equipment. Notwithstanding the above, Lessee shall be entitled to obtain a minimum compensation per year, the price of one washing cycle per
 installed washing machine and one drying cycle per installed dryer for each calendar day of the applicable year. Lessor agrees the Lessee shall have the
 right to determine the amount of Equipment to be installed at the price of each washing cycle and each drying cycle.

4. Lessor hereby warrants and represents that the signatories to this Lease have full power and authority to enter into this Lease. Lessor
 and its representatives or agents further warrant and represent that there is no other lease, license, or other instrument granting to another person the
 same or similar right in and to the Leased Premises or the Premises.

5. Lessor and Lessee each waive any claims either may have against the other, including their agents and employees, for any damage to
 their respective property, and each agrees that their respective insurance policies shall contain a clause or endorsement that their respective insurance
 company waives any right of subrogation which it might have against the other, and, that their insurers shall have no right by way of subrogation or
 otherwise against the other.

6. This Lease shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto, including, but not
 limited to, a successor as a result of the sale or conversion of the Premises to any other owner or form of ownership of all or part of the Premises.
 Lessor also represents that in the event the Premises is sold or transferred, it shall be a condition of any such sale or transfer that the prospective
 purchaser or transferee take an express assignment of the Lease and be bound by all of its terms and conditions. Failure of the Lessor to secure an
 assignment of the Lease by a prospective purchaser or transferee shall, at Lessee's option, constitute a breach of this Lease and shall not serve to relieve
 Lessor or the purchaser or transferee of any of the obligations under the Lease which shall continue for the remainder of the Term.

7. Lessor agrees to execute an acknowledged and/or notarized Lease of form of notice of the Lease, and notices of Lease for any extended
 term, as required by Lessee. Such lease or notice of lease shall be executed in recordable form by Lessor and Lessee. Lessee shall record same at the
 appropriate registry.

8. This Lease shall be construed according to the laws of The Commonwealth of Massachusetts. If any provision of this Lease shall, for
 any reason, be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision.

9. Lessor and Lessee agree that any court of record of Middlesex County, Massachusetts or the United States District Court for the District
 of Massachusetts shall have jurisdiction with respect to any proceedings arising under this Agreement. Lessor agrees to be subject to service of process
 in any proceeding arising under this Lease in accordance with Rules of Civil Procedure for the Commonwealth of Massachusetts or the Federal Rules
 of Civil Procedure.

10. All of the terms and conditions as set forth on the reverse side of this Lease or in any addenda or schedule hereto are expressly
 incorporated and made a part by reference. Lessor represents that it has read and understands the contents of this Lease and agrees to all of its terms
 and conditions including those conditions contained on the second page of this Lease.

Executed as a sealed instrument as of the date first appearing above.

ACCEPTED: Date 2-1-98

LESSOR: Captain Parker Arms

By: Peter Tropeano
 Authorized Agent

Witness: John Tropeano

Witness: Robert A. Baulieu
 lease 2pg.1 (Multi-Housing)

LESSEE: MAC-GRAY Services, Inc.

By: Elizabeth Wulber Fenton
 Authorized Agent

Witness: _____

Witness: _____

TERMS AND CONDITIONS OF LEASE

A. Subject to reasonable security measures, Lessee and unit owners or occupants of the Premises shall have free and unobstructed access to the Leased Premises at all times.

B. Title to the Equipment shall remain with the Lessee at all times. Lessor shall not move or remove, disconnect, or tamper with the Equipment for any reason whatsoever unless expressly authorized by Lessee.

C. Lessor shall, at its own expense, clean the common areas of the Premises and the Leased Premises and maintain same in good condition and repair. Lessor shall provide to the Lessee, and bear the expense of, adequate light, electrical power, plumbing, water, gas, sewage disposal, and all other utilities required for the proper and safe use of the Equipment.

D. If at any time during the Term, Lessor grants permission to individual apartments to install laundry equipment or provides laundry hookups required for the installation of laundry equipment, or laundry equipment to the individual apartments, Lessee shall be entitled to reduce the Rent by a proportionate amount and receive the same proportionate amount of all the initial expenses incurred by it, in excess of the capital cost of the Equipment. This amount shall be directly related to the percentage of apartments affected.

E. If, at any time after the Commencement Date, the occupancy rate of the apartment units in the Premises becomes less than eighty percent, Lessee reserves the right to reduce the Rent payable to Lessor in direct proportion to the percentage reduction in the occupancy rate. Lessor shall provide Lessee, when requested, with true and accurate information regarding the occupancy rate of the Premises.

F. Lessee shall service the Equipment on a regular basis and shall maintain same in good operating condition. If, however, in the sole discretion of the Lessee, service to the Equipment becomes excessive as a result of Lessor or any user's misuse of the Equipment, unwarranted requests for service, interruption in the supply of adequate light, electrical power, plumbing, water, gas, sewage disposal or any other utility required for the proper and safe use of the Equipment, or vandalism to the Equipment or the Leased Premises, Lessee may terminate this Lease and remove all of the Equipment and all obligations of Lessee under this Agreement shall cease.

G. In the event of a material breach of the Lease by the Lessor, Lessee shall be entitled to declare the Lease terminated and shall be entitled to recover as, liquidated damages for the loss sustained and not as a penalty or forfeiture, a sum of money equal to seventy-five percent of the Lessee's share of the laundry revenues for the balance of the Term based upon the highest previous three month period of collections. Liquidated damages shall be in addition to any other damages, including but not limited to incidental damages and consequential damages, the Lessee may be entitled to recover. Failure to exercise this liquidated damages provision shall not constitute a waiver of Lessee's causes of action under this Lease or otherwise. Lessee shall be entitled to recover all costs and attorney's fees incurred to enforce the Lease.

PT H. ~~Upon termination of the Lease, Lessee shall have the right of first refusal to accept any bona fide offer to lease said premises made by any other person or entity similarly engaged in the operation of laundry equipment, on the identical terms and conditions of that offer. This provision shall survive expiration of the Term.~~

I. In the event this Lease is terminated pursuant to the provisions hereof, Lessee shall have the right of access to the Leased Premises and the right to remove all of the Equipment and leasehold improvements, which may have been installed, furnished or supplied by Lessee.

J. Any notices from one party to the other concerning this Lease shall be sent by ordinary mail, except for notices under clause two on the face of this Lease, which shall be delivered by certified mail, return receipt requested, to each other at the address shown on the first page of this Lease, or such other addresses as specified by the parties in writing. Notice shall be effective upon receipt.

K. Lessor warrants that Lessee shall be granted peaceable and quiet enjoyment of the Leased Premises free from any eviction or interference by Lessor, provided Lessee pays the Rent, and otherwise performs its obligations.

L. Lessor and Lessee expressly agree this Lease contains the entire agreement between the Lessor and Lessee and supersedes all prior or contemporaneous oral or written agreements, and may not be modified, except as provided for herein, unless said modification is contained in a writing signed by the Lessor and Lessee.

Captain Parker Arms

APARTMENTS AT CORNER OF
WORTHEN ROAD AND WALTHAM STREET
LEXINGTON, MASSACHUSETTS 02173

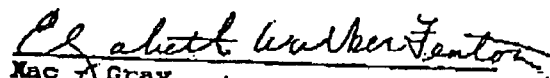
114 WALTHAM STREET • LEXINGTON, MASSACHUSETTS 02173 • TEL: (617) 862-1929

ADDENDUM :

1. Eleven (11) new Maytag computer/trac washers and eleven (11) new Maytag computer/trac dryers.
2. Fifty percent (50%) of all income collected to commence on February 1, 1998.



Captain Parker Arms
Peter Tropeano



Mac Gray



☒ Waltham, MA (Home Office) (781) 893-1810
☐ Weymouth, MA (781) 337-1552
☐ Springfield, MA (413) 732-3569
☐ Wilmington, MA (978) 657-0931
☐ Hyannis, MA (508) 790-1766

☐ New London, CT (860) 442-8833
☐ Milford, CT (203) 783-1829
☐ South Portland, ME (207) 772-6356
☐ Rochester, NY (716) 263-2847

SUBTERRANEAN TERMITE TREATMENT AGREEMENT FOR THE SENTRICON™ SYSTEM

Customer: Captain Parker Arms Bill to: 40 DOLBEN CO, Inc.
 Address: 23-22 Captain Parker Arms Address: MANAGING AGENT
Lexington, MA 02421
 Telephone No.: Office # 7 Captain Parker Arms # 1 02421 Telephone No.:
 Structure(s): Unit # 1 PARCELA J. DIOTALEVI

TERMITE INSPECTION REPORT:

☒ Swarms

☐ Workers

☐ Shelter Tubes

PROPERTY MANAGER

27

SPECIFICATIONS:

- MATERIALS** - The Sentricon™ System used shall conform to Federal, State, local laws and regulations, and shall be in accordance with all procedures by Dow AgroSciences.
- SERVICES** - For two (2) years from the date of installation (one (1) year in the case of a Conversion), Waltham Services, Inc. shall:
 - Install the Sentricon™ termite baiting system (see accompanying sketch) around the entire perimeter of the structure(s) and as other conditions warrant.
 - Monitor the Sentricon™ stations a minimum of eight (8) times (March to December, weather permitting) until colony elimination is achieved, and then a minimum of three (3) times per year thereafter as long as service plan remains in effect.
 - Inspect the above structure(s) for evidence of termite activity.
 - Inform the property owner of termite activity, Sentricon™ conditions and other conditions conducive to the presence of termites with our Service Report.
 - Other termite control techniques may be included in the scope of this agreement.
- REPRESENTATIONS OF THE CUSTOMER** - By signing this agreement, the customer acknowledges the following:
 - Intervals ranging from a few weeks to possibly two (2) years or more should be expected between the installation of the Sentricon™ System, termite foraging in the stations, and the elimination of the termite colony.
 - It is very common for termite (swarmers) reproductives to continue to appear during the termite season. The manufacturer indicates that this does not mean the treatment is ineffective, just that colony elimination has not yet been achieved. 3500
 - The customer agrees to take reasonable care to avoid disturbing the Sentricon™ stations. 1,250.2170 - 024340. Less 570 = \$4123.00
- PAYMENT** - The customer agrees to pay the sum of \$ 2,170.00 at installation. Thereafter, the customer will pay \$ 217.00 in each of ten (10) consecutive monthly charges. These payments are the total cost of a two (2) year Sentricon™ System service plan. See details on reverse. Waltham Services, Inc. reserves the right to charge \$20.00 per month as a late fee.
- SERVICE PLAN RENEWAL** - Effective two (2) years from the date of installation (if a Conversion, one (1) year), the annual fee will be \$ 550.00.

Accepted By:

Waltham Services, Inc.:

Date:

The Dolben Company, Inc.
 Managing Agents For
 Captain Parker Arms

Thomas D. Beaton

YOU, THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME OF THIS TRANSACTION. SEE ENCLOSED "NOTICE OF CANCELLATION"

Thomas D. Beaton
 Vice President, Property Management

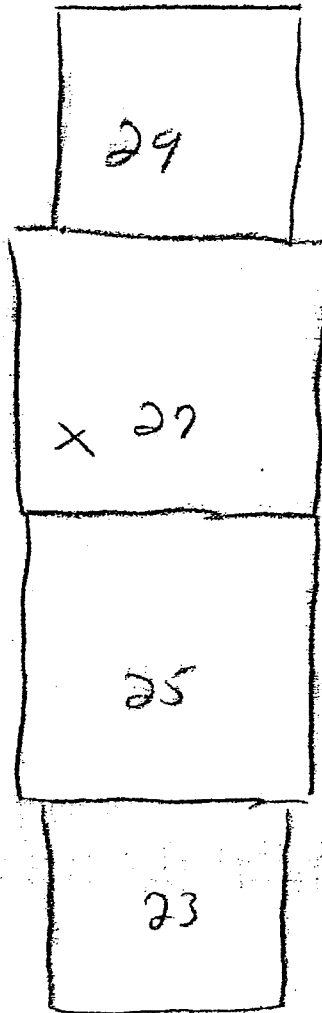


ADDRESS 23-27 Captain Parker Ave OWNER OCCUPANT DATE 4/23/07 INSPECTOR PHONE NO. (H) (W)

BASEMENT	<input checked="" type="checkbox"/> FULL BASEMENT <input type="checkbox"/> SOIL CRAWL	<input type="checkbox"/> CONCRETE CRAWL <input type="checkbox"/> SLAB	BASEMENT WALLS	<input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> BLOCK	<input type="checkbox"/> RUBBLE <input type="checkbox"/> BRICK	<input type="checkbox"/> TILE <input type="checkbox"/> STONE	BASEMENT CEILING	<input type="checkbox"/> OPEN <input checked="" type="checkbox"/> CLOSED	<input type="checkbox"/> MOSTLY OPEN <input type="checkbox"/> MOSTLY CLOSED	
BASEMENT FLOOR	<input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> SOIL	<input type="checkbox"/> WOOD <input type="checkbox"/> CARPET <input type="checkbox"/> TILE	BASEMENT WINDOWS	<input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL	WATER SUPPLY		<input type="checkbox"/> WELL <input type="checkbox"/> CISTERN	<input checked="" type="checkbox"/> PUBLIC	INSIDE WALLS	<input type="checkbox"/> FURRED <input type="checkbox"/> EXPOSED <input type="checkbox"/> PANELLED
EXTERIOR WALLS	<input type="checkbox"/> WOOD <input type="checkbox"/> SIDING	<input type="checkbox"/> BRICK VENEER <input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK <input type="checkbox"/> STONE VENEER	<input type="checkbox"/> BLOCK <input type="checkbox"/> STONE	BURIED PIPES	<input type="checkbox"/> OIL <input type="checkbox"/> DRAIN	<input type="checkbox"/> GAS <input type="checkbox"/> ELEC.	<input type="checkbox"/> OTHER <input type="checkbox"/> HEAT DUCTS	<input type="checkbox"/> FRENCH DRAINS <input type="checkbox"/> WATER	<input type="checkbox"/> SUMP PUMP <input type="checkbox"/> RADIANT HEAT

NOTES:

434



TREATMENT SYMBOLS

Timbor T T T	Termite Evidence X X X	In To Block I I I	Rod Beneath Masonry →	Into Soil ~~~~~	Inaccessible ? ? ? ?	Into Wood o o o	Beneath Masonry • • •	Foam F F F
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This is NOT A WOOD DAMAGE REPORT. If there is concern by interested parties as to possible structural damage we strongly recommend consultation with a qualified building tradesman. This report does not constitute a warranty against the presence of any wood-destroying insects, or their damage since the presence of these insects may be impossible to detect.



☒ Waltham, MA (Home Office) (781) 893-1810
☐ Weymouth, MA (781) 337-1552
☐ Springfield, MA (413) 732-3569
☐ Wilmington, MA (978) 657-0931
☐ Hyannis, MA (508) 790-1766

☐ New London, CT (860) 442-8833
☐ Milford, CT (203) 783-1829
☐ South Portland, ME (207) 772-6356
☐ Rochester, NY (716) 263-2847

SUBTERRANEAN TERMITE TREATMENT AGREEMENT FOR THE SENTRICON™ SYSTEM

Customer: Captain Parker Arms Bill to: C/O Dolben Co, Inc
 Address: 7 Captain Parker Arms Address: MANAGING AGENT
Lexington, MA 02401
 Telephone No.: UNIT 1 OFFICE Telephone No.: _____
 Structure(s): BUDG. #31

TERMITE INSPECTION REPORT:

☒ Swarms

☐ Workers

☒ Shelter Tubes

1ST Floor Front Entry Way, Bsm. Foundation
Walls

SPECIFICATIONS:

- MATERIALS** - The Sentricon™ System used shall conform to Federal, State, local laws and regulations, and shall be in accordance with all procedures by Dow AgroSciences.
- SERVICES** - For two (2) years from the date of installation (one (1) year in the case of a Conversion), Waltham Services, Inc. shall:
 - Install the Sentricon™ termite baiting system (see accompanying sketch) around the entire perimeter of the structure(s) and as other conditions warrant.
 - Monitor the Sentricon™ stations a minimum of eight (8) times (March to December, weather permitting) until colony elimination is achieved, and then a minimum of three (3) times per year thereafter as long as service plan remains in effect.
 - Inspect the above structure(s) for evidence of termite activity.
 - Inform the property owner of termite activity, Sentricon™ conditions and other conditions conducive to the presence of termites with our Service Report.
 - Other termite control techniques may be included in the scope of this agreement.
- REPRESENTATIONS OF THE CUSTOMER** - By signing this agreement, the customer acknowledges the following:
 - Intervals ranging from a few weeks to possibly two (2) years or more should be expected between the installation of the Sentricon™ System, termite foraging in the stations, and the elimination of the termite colony.
 - It is very common for termite (swarmers) reproductives to continue to appear during the termite season. The manufacturer indicates that this does not mean the treatment is ineffective, just that colony elimination has not yet been achieved.
 - The customer agrees to take reasonable care to avoid disturbing the Sentricon™ stations.
- PAYMENT** - The customer agrees to pay the sum of \$1,250. \$264 less 5% = \$250.40 at installation. Thereafter, the customer will pay \$ 125. in each of ten (10) consecutive monthly charges. These payments are the total cost of a two (2) year Sentricon™ System service plan. See details on reverse. Waltham Services, Inc. reserves the right to charge \$20.00 per month as a late fee.
- SERVICE PLAN RENEWAL** - Effective two (2) years from the date of installation (if a Conversion, one (1) year), the annual fee will be \$ 350.

Accepted By:

Waltham Services, Inc.: Bill Beaton

Date: 7/15/04

The Dolben Company, Inc.
Managing Agents For
Captain Parker Arms

Thomas D. Beaton

YOU, THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME OF THIS TRANSACTION. SEE ENCLOSED "NOTICE OF CANCELLATION".
Thomas D. Beaton
Vice President, Property Management



ADDRESS

31 Weathered Rd. Lexington

OWNER
OCCUPANTCarpenter
Arms

DATE

4/15/04

INSPECTOR

Bill Burke

PHONE NO. (H)

(W)

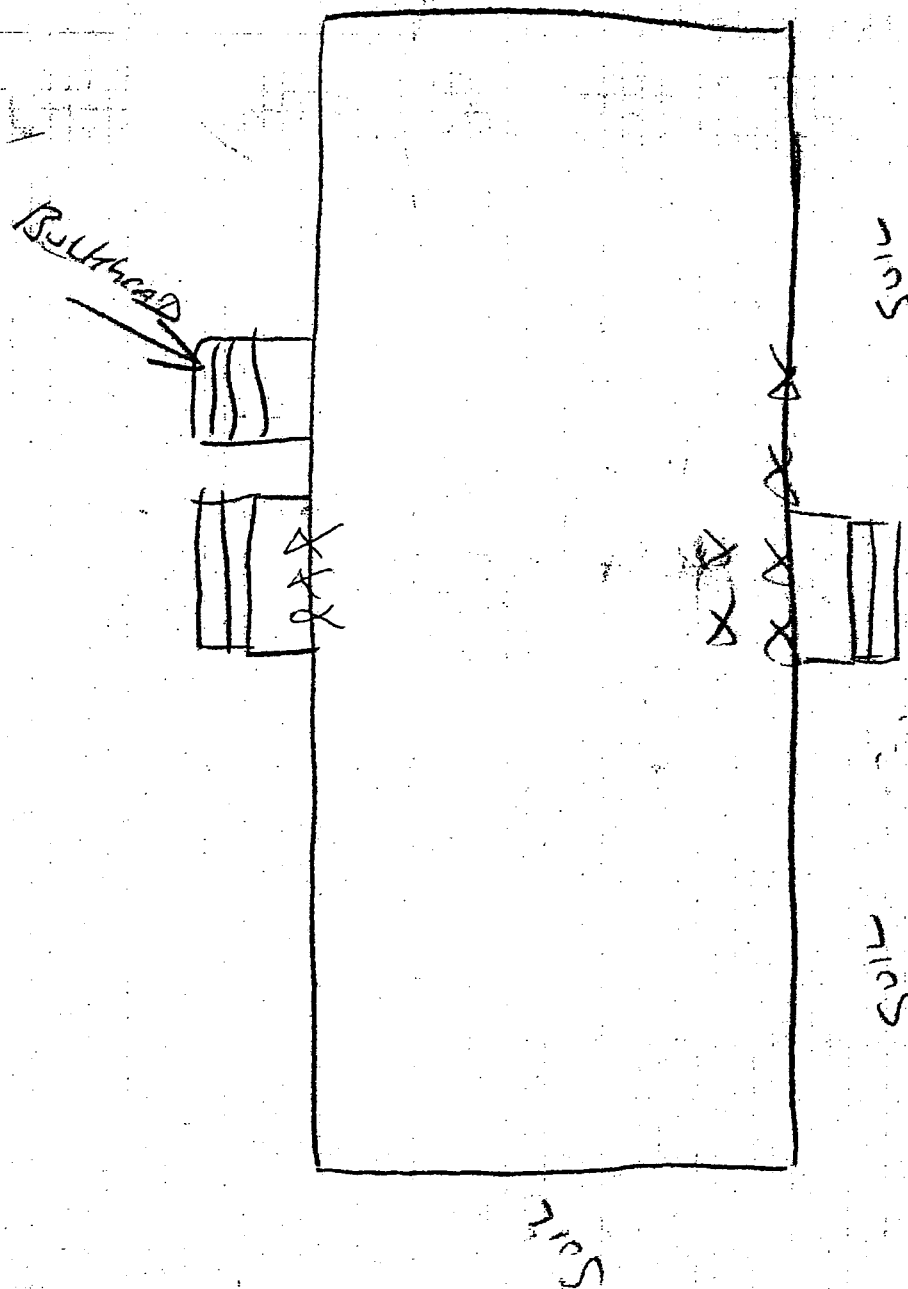
BASEMENT

☒ FULL BASEMENT
☐ SOIL CRAWL☐ CONCRETE CRAWL
☐ SLABBASEMENT
WALLS☒ CONCRETE
☐ BLOCK☐ RUBBLE
☐ BRICK☐ TILE
☐ STONEBASEMENT
CEILING☐ OPEN
☒ CLOSED☐ MOSTLY OPEN
☐ MOSTLY CLOSEDBASEMENT
FLOOR☒ CONCRETE
☐ SOIL☐ WOOD ☐ CARPET
☐ TILEBASEMENT
WINDOWS☐ WOOD
☒ STEELWATER
SUPPLY☐ WELL
☐ CISTERN☒ PUBLICINSIDE
WALLS☐ FURRED ☐ EXPOSED
☐ PANELLEDEXTERIOR
WALLS☐ WOOD
☐ SIDING☐ BRICK VENEER
☐ STUCCO☐ BRICK
☐ STONE VENEER☐ BLOCK
☐ STONEBURIED
PIPES☐ OIL
☐ DRAIN☐ GAS
☐ ELEC.☐ OTHER
☐ HEAT DUCTS☐ FRENCH DRAINS
☐ WATER☐ SUMP PUMP
☐ RADIANT HEAT

NOTES:

#31

240



TREATMENT SYMBOLS

Timbor	Termite Evidence	In To Block	Rod Beneath Masonry	Into Soil	Inaccessible	Into Wood	Beneath Masonry	Foam
T T T	X X X	I I I	→	~~~~~	? ? ? ?	o o o	• • •	F F F

This is NOT A WOOD DAMAGE REPORT. If there is concern by interested parties as to possible structural damage we strongly recommend consultation with a qualified building tradesman. This report does not constitute a warranty against the presence of any

Post-it® Fax Note	7671	Date	1-30-04	# of pages	6
To	PAM	From	JOE C/FOLKLO		
Co./Dept	CAPT. PARKER ARMS	Co.			
Phone #		Phone #			
Fax #	781-882-1303	Fax #			

GREENSCAPE LANDSCAPING, INC.,

MANAGING AGENTS FOR

CAPTAIN PARKER ARMS

LEXINGTON, MA

LANDSCAPING MAINTENANCE CONTRACT

Made this 30th day of JANUARY 2004, for the period beginning April 1, 2004 through December 15, 2004 between CAPTAIN PARKER ARMS REALTY TRUST c/o The Dolben Company, Inc., Managing Agents and ("The Contractor"), for the property located in LEXINGTON, MA.
Greenscape Landscaping

During the period of this Agreement, the Contractor agrees to:

SPRING CLEAN-UP:

Removal of leaves, trash, sticks, brush, sand, etc. from Common Areas of the complex including lawn areas, shrub beds, walkways, driveways and roadways. All debris must be removed from the complex and be disposed of off site. Specifically excluded is the raking and removal of leaves located in the woods of the complex. However, debris from other areas of the complex cannot be disposed of in the woods. Trim and prune dead and broken shrubs. All lawn areas matted from winter snow must be raked to remove dead grass. All parking lots, sidewalks and access roads must be swept clean of sand and all lawn areas along roadways and driveways must be swept clean of sand as well. All sand must be removed from the property.

PRICE FOR SPRING CLEAN-UP \$ 3,494.00

Work performed under this agreement must begin after April 1, 2004 and be completed before April 30, 2004.

SEASONAL MAINTENANCE:

GRASS CUTTING:

Cut all grass areas in the complex and all clippings are to be bagged.

NOTE:

All prices are to include trimming along edges not easily accessible by power mowers. All clippings must be gathered up and removed from the site at the time of cutting. Contractor is responsible for the removal of trash and other debris found in the area at the time of cutting; a minimum of seven days and maximum of ten days will lapse between successive cuttings. No grass may be cut shorter than two inches in height. Decision to cut will be at the sole discretion of The Dolben Company, Inc. as Manager of the complex.

EDGING:

Edge all mulch beds to create a border between grass and mulch bed on an as needed basis.

SHRUB TRIMMING:

Trim all ornamental shrubs and bushes as needed throughout the season.

FALL CLEAN-UP:

Removal of leaves, trash, sticks, brush, etc. from Common Areas of the complex including lawn areas, shrub beds, walkways, driveways and roadways. All debris must be removed from the complex and be disposed of off site. Specifically excluded is the raking and removal of leaves located in the woods of the complex. However, debris from other areas of the complex cannot be disposed of in the woods. All parking lots, sidewalks and access roads must be swept clean of sand and all lawn areas along roadways and driveways must be swept clean of sand as well. All sand must be removed from the property.

TOTAL SEASON PRICE FOR GRASS CUTTING, EDGING, SHRUB TRIMMING AND FALL CLEAN-UP \$ 19,158.00

MULCH

Prior to mulch being spread, beds must be edged and weeded. On bark mulch beds, refresh existing mulch with light raking. Add additional mulch only as necessary to make a maximum two inch deep mulch layer. On gravel mulched areas, lightly rake gravel surface to loosen compaction. Add additional gravel where needed to replace lost or eroded areas.

Labor only to refresh beds (If no mulch needed). Price: \$ 1,295.00

Mulch spread in place per cubic yard.

Pine \$ 48.00

Red Hemlock \$ 59.00

Other (Please Specify) \$ 49.00 (hemlock blend)

Total Cubic Yards Needed 105 x 49 = 5,154 ✓

PLANTINGS - FLOWERS

(As directed for each property).

Type Spring annuals / Fall mums

Number: Annuals 200 6" pots Mums / 125 8" pots 300 plants total

Barrells N/A

Price \$ 1,980.00 ✓

FERTILIZATION OF LAWN AREAS:

Manager to be notified one week in advance when fertilizations are to take place. Property must be flagged after application to alert residents.

Four applications:

1. Early Spring, April - mid May. Application of high nitrogen fertilizer, includes pre-emergent control of broadleaf weeds and crabgrass.
2. Mid May - early July. Balanced fertilization, pre-emergent crabgrass control, weed control and insect control.
3. Early July - Early September. Slow release balanced fertilizer, grub control, spot weed control.
4. Fall application, early September - October. Application of granular, time released, high nitrogen fertilizer, includes control of broadleaf weeds, crabgrass, and insects.

Above treatments will be supplemented by **manual weeding** done on a weekly basis from May 1st through October 31st to ensure a weed-free environment.

All fertilizer used must have a material safety data sheet of hazardous material if any.

all 4
Price per application \$ 2,391.00 ✓

Payment will be made in full within thirty days of receipt of invoice approved by Property Manager. The Dolben Company, Inc. is acting only as agent for the unit owners of the Association and assumes no liability for this contract. Subcontractor agrees to supply evidence of insurance including workmen's compensation and general liability \$500K/\$1,000K and property damage \$250K/\$250K.

32,177
Annual total for Landscaping Maintenance Contract \$ ~~29,022.00~~ Payments will be made in
seven equal installments of \$4596.71 commencing May 1, 2004 through November 1, 2004

We agree to perform the work described according to the above terms for the 2004 Season.

ACCEPTED:

ACCEPTED:

Greenscape Landscaping
Name of Contracting Company

Owner
Name/Title

1/30/04
Date

FEIN - Tax Number:

The Dolben Company, Inc.
Managing Agents For
Captain Parker Arms Realty Trust

Thomas D. Beaton
Thomas D. Beaton, CPM
Vice President, Property Management

Date

2/12/04



References:

Boston Scientific Corporation
1 Boston Scientific Way
Natick, MA 02483

MWRA
2 Griffin Way
Chelsea, MA 02150

Harvard University
Pleasant Street Condominiums
8 Putnam St. Cambridge, MA

Contact

Jim Blacquier 508-650-8000
X-8373

Alison Sheppard 617-305-5995

Pam Cornell 617-495-5337

THE DOLBEN COMPANY, INC.

MANAGING AGENTS FOR

Captain Parker Arms Realty Trust

Lexington, MA 02421

SNOW PLOWING CONTRACT

Made this 27th day of JULY 2004, for the period beginning November 1, 2004 through April 15, 2005 between *Captain Parker Arms Realty Trust, c/o The Dolben Company, Inc., Managing Agents* and KELTIC LANDSCAPING for the property located in Lexington, MA.

During the period of this Agreement, the Contractor agrees to:

Keep the roadways and parking areas of the complex as well as the walks and stairs, plowed of snow and sanded with a 10 to 1 sand/salt mix as needed. Calcium or equivalent must be used on walkways and stairs.

Plowing will commence at two inches of snowfall and continue until snowfall has ceased and all areas have been cleared of snow. All areas will be salted/sanded as needed to ensure safe traction. (Contractor will do pass-through of complex before 6:00 A.M. and return to clean up parking spaces.)

All walks and stairs must be cleaned to their full width as well as all steps and calcium to be added to ensure traction. All BULKHEADS will be cleaned to ensure access to basements.

Place necessary hazard markers, as contractor sees fit, in appropriate locations throughout the complex, including walkways. Maintain them during the Agreement period, and remove them from the complex by April 15, 2005. Sand barrels will be provided and maintained throughout the snow season by the Contractor. Removal of snow to an off-site location will be an additional charge. The snow plowing price includes plowing and stacking of snow only.

To repair all reported damage caused by Contractor's equipment by April 15, 2005.

Provide the Association with evidence of Comprehensive General Liability, Property Damage and Workman's Compensation Insurance, (on Employees, if any), coverage of at least \$500,000 per occurrence for the period of this Agreement.

Oct 08 04 03:10p

Oct 07 04 12:28a

Jul 27 04 02:19p

KELLIC LANDSCAPING

1-781-935-6563

p. 4
p. 1
p. 3

Have available the necessary equipment under his exclusive control for the performance of this Agreement.

During the period of this Agreement, the Agent agrees to:

Submit a list of all damage by Contractor's equipment within fourteen days of notification from residents to facilitate repair by Contractor and timeliness of possible insurance claim.

Publish in a notice, with reasonable instructions to the Residents, to facilitate this operation.

Pay the Contractor for a	2" - 3.9"	Storm \$ 1050.00
	4" - 8.9"	Storm \$ 1850.00
	9" - 12.9"	Storm \$ 3050.00
	13" - 19.9"	Storm \$ 4100.00
	20" - 25.9"	Storm \$ 5100.00
	26" - 30.9"	Storm \$ 7000.00

The above prices include shoveling of all walks, stairs and bulkheads.

The above prices include sanding. If "only sanding" is necessary during icy conditions, the rate will be \$225.00 per sanding.

Walks, stairs and Steps: Calcium or equivalent only \$400.00 per application.

Equipment Rates per hour:

4 x 4 Pick Up	\$ 55.00	Per Hour
Bobcat	\$ 75.00	Per Hour
Back-Hoe	\$ 90.00	Per Hour
Dump Truck	\$ 65.00	Per Hour
Bucket Loader	\$ 125.00	Per Hour

Any use of the above equipment, which would result in an additional charge to Captain Parker Arms Realty Trust MUST be approved by the site manager or property manager from The Dolben Company, Inc. If not, the Contractor is at his own peril and may not be paid for equipment use.

Payment will be made in full within thirty days of receipt of invoice approved by the Property Manager. The Dolben Company, Inc. is acting only as Managing Agent for Captain Parker Arms

Oct 08 04 03:10p

Oct 03 04 11:51a

KELTIC LANDSCAPING

1-781-935-6563

Jul 27 04 02:19p

p. 5
p. 4
p. 4

Realty Trust and assumes no liability for this contract. Subcontractor agrees to supply evidence of insurance including workers' compensation and general liability \$500K/\$1,000K and property damage \$250K/\$250K.

We agree to perform the work described according to the above terms for the 2004 - 2005 Season.

ACCEPTED:

KELTIC LANDSCAPING
382 CONCORD AVE
LXINGTON, MA 02421
781-860-9345

Myra M. A. Partner.
7.29.04

Date

ACCEPTED:

The Dolben Company, Inc.
 Managing Agents For
 Captain Parker Arms Realty Trust

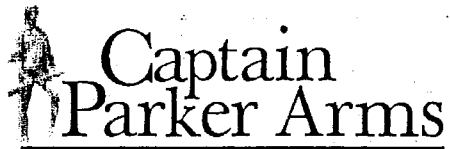
Thomas D. Beaton
 Thomas D. Beaton, CPM
 Vice President, Property Management

10/13/04

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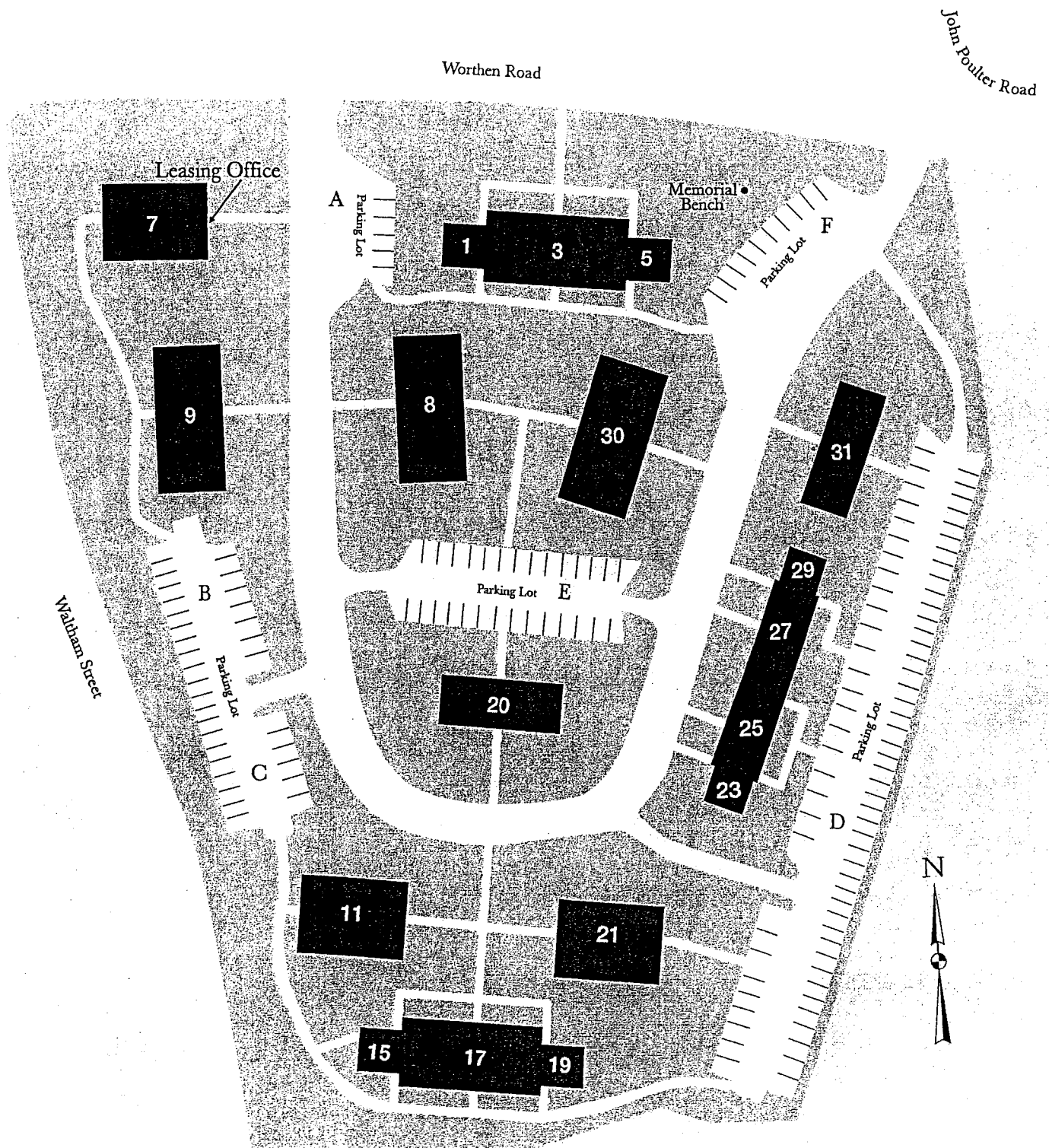
FEIN Tax Number:

SnowmvtTemplate



APARTMENTS ★ LEXINGTON

SITE PLAN



The size, layout and other information on this site plan are for illustration only and are subject to change without notice.



*Daniel M. Endyke
Vice President*

November 29, 2004

Mr. Alfred Murphy
Vice President
The Dolben Company, Inc.
Corporate Drive, Suite 210
Burlington, MA 01803

Re: Captain Parker Arms,
125 Worthen Road
Lexington, MA

Dear Al:

Thank you and your team for taking the time to meet with Dick Bleakly and me last week. As we discussed, Princeton would like to review the following documents associated with Captain Parker Arms:

1. Current Rent Roll
2. 2005 Approved Budget
3. Five year capital needs study
4. Current delinquency list
5. Copies of all site related contracts – i.e. trash, landscape, snow removal, laundry, etc.
6. Site survey (Engineering)

Thank you for your assistance.

Sincerely,

Daniel Endyke

Cc: Andrew Chaban, PPMI
Jeffrey Brown, PPMI